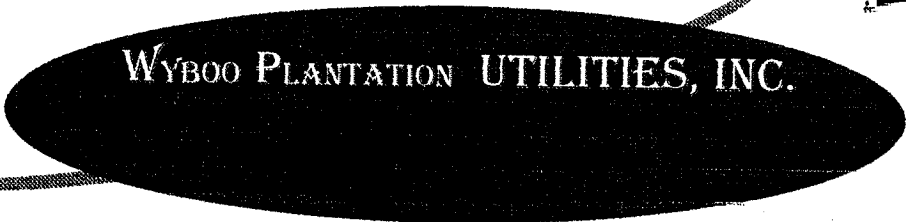
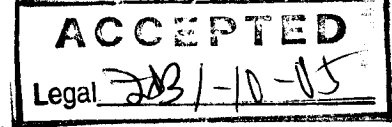


172449



Wyboo Plantation Utilities, Inc.
P.O.Box 2099
19 Broad Street
Sumter, SC 29151
Phone: 803-774-2010
Fax: 803-774-2012
Email: Wrigm32@excite.com

2005-13 w/s

Wednesday, January 05, 2005

Public Service Commission
State of South Carolina
PO Box 11649
Columbia, SC 29211

2005 JAN - 7 PM 1:44
RECEIVED

Re: 2nd Request to Move Forward for Rate Increase

Dear Sir or Madam:

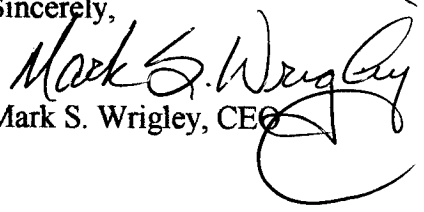
Our firm at this time is requesting to proceed with the Rate Increase as out lined in the 30-day intent notice sent to your office several months ago.

Per your letter dated October 27th, 2004, we have revised our Application in accordance to the PSC proper format request. I have enclosed one original and ten copies as requested along with (9) nine disks containing the Company's Regulations and Procedures Manual.

I have enclosed one (1) hard copy of our Regulations Manual. We request that this manual be approved as well.

I hope you find all the necessary paper work required to proceed with the request. However, please don't hesitate to call should you need additional information

Sincerely,


Mark S. Wrigley, CEO

ACCEPTED

Legal

WYBOO PLANTATION UTILITIES, INC.

Wyboo Plantation Utilities, Inc.
P.O.Box 2099
19 Broad Street
Sumter, SC 29151
Phone: 803-774-2010
Fax: 803-774-2012
Email: Wrigm32@excite.com

Wednesday, October 13, 2004

Public Service Commission
State of South Carolina
PO Box 11649
Columbia, SC 29211

Re: Request to Move Forward for Rate Increase

Dear Sir or Madam:

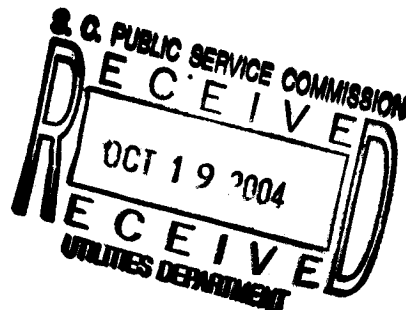
Our firm at this time is requesting to proceed with the Rate Increase as out lined in the 30-day intent notice sent to your office several months ago.

I have enclosed one (1) hard copy of our Regulations Manual, spreadsheets and engineering reports. You will also find a copy of this material on the enclosed disk.

I hope you find all the necessary paper work required to proceed with the request. However, please don't hesitate to call should you need additional information

Sincerely,

Mark S. Wrigley
Mark S. Wrigley, CEO



Wyboo Plantation Utilities, Inc.

PO Box 2099
19 Broad Street
Sumter, Sc 29151

Wednesday, December 29, 2004

Public Service Commission
State of South Carolina
PO Drawer 11649
Columbia, SC 29211

Re: Rate Structure and Increases (Up Dated as Requested)

Dear Sir:

Pursuant to S.C. Code Ann. §§ 58-5-210 et seq. (1976), Applicant requests that the Commission approve the monthly water and sewer service charges set forth in this rate schedule attached hereto and incorporated herein by this reference. Applicant, also submits that the proposed rate increase is necessary in order that it may provide reasonable and adequate service to its customers. The rates proposed are also necessary to comply with standards and regulations set forth by DHEC and other governmental agencies, which regulate the environmental aspects of Applicant's business. Applicant further submits that the proposed rates are necessary to enable it to earn a reasonable return on its investment and to attract capital for future improvements. Justified reasons for the Proposed Rate Structure Increases are needed as follows:

A-(1)- WPU (Wyboo Plantation Utilities) has had an increase in expenses for the past several years due to the history of the system, which has hampered the total operations with more problems than it should have. The History of this system is very complex and is being reviewed by DHEC and the prior owners. WPU has not had an increase since March 30 2001. We are required to install a 350-gallon storage tank when we reach 300 customers. We now serve approx. 332 to 363 in the Wyboo Plantation Subdivision (WPU is now under a consent order for the tank). The FAA issued a stop order for the Storage Tank, which put us behind. A ground storage tank with booster station and generators, is now in the stages and awaiting a construction permit from DHEC. We currently have 48 in Cedar Hill Sub Division and 56 in Granada.

WPU has accumulated Legal fees; engineering fees, Labor fees, Chemical Fees, Testing fees and intense maintenance fees (all above normal for the size of this present system).

Our present rate structure for water is \$18.00 Per month for unlimited use. A normal person should use no more than 100 gal per day. Normal production should be an average of 2.178 mgd; we produced 7.137 mgd per month. \$20.00 per month for Sewer. Resulting in a huge losses and extreme increase expenses. Not to mention the increased personnel

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2005 JAN -7 PM 1:44
SC DEPT OF ENVIRONMENTAL
NATURAL RESOURCES

back pay and equipment cost to maintain the system, distribution system, collection system, lift stations and storage tanks.

Supporting Documentation

B-(2) most current available income and expense statement for the preceding twelve months

Applicant proposes a test year of January 1, 2003 to December 31, 2003 and has prepared certain financial statements relating to that time period in support of the Application, "See Attachment".

C-(3) Proposed rate schedule (Based on annual debt water expenses per year \$286,259.00)

- 1- Set Rate for Residential; \$52.00 per month for water, \$ 25.00 per month for outside use (all houses with outside hose bibs). \$52.00 per month for residential pools and \$150.00 per month for commercial pools. *Note* Cost to fill an empty Residential pool rate at \$250.00 for each occurrence and a Commercial pool rate of \$500.00 per occurrence.
- 2- Metered Rate for Residential; \$52.00 for 0-3000 gallons with \$2.71 per thousand over 3000 gallons.
- 3- Set Rate for Commercial; \$52.00 per SFE for 0-3000 gallons with \$3.50 per thousand over 3000gallons.
- 4- Metered Rate for Commercial; \$52.00 per SFE for 0-3000 gallons with \$3.50 per thousand over 3000gallons.
- 5- Water Tap Rate; \$800.00 for ¾ inch short tap and \$950.00 for long tap
- 6- Water Tap Rate; \$1200.00 for 1-inch short tap and \$1350.00 for long tap
- 7- Water Tap Rate; at cost for all taps over 1 inch
- 8- Water impact fee for Residential (New Connection Only); \$500.00
- 9- Water impact fee for Commercial (New Connection Only); \$800.00
- 10- Recumbent of all DHEC Fees levied on WPU
- 11- Reconnection Fee; Rate of \$35.00
- 12- Reinstall meter Fee; Rate of \$50.00
- 13- Tampering charge of \$500.00 plus repairs
- 14- Customer Account Charge – for new customers only (All Areas); \$15.00

Wyboo Plantation Utilities, Inc.
Annual Operating and Maintenance ExpensesExpense

B-(2)

| Operating and Maintenance | |
|----------------------------------|---------------------|
| Cash in Bank Dec. 30th 2003 | Base Data |
| | \$8,139.30 |
| Revenues | |
| Water User Fees | \$76,902.61 |
| Sewer User Fees | \$43,293.86 |
| Irrigation Fees | \$9,894.99 |
| SC DHEC Safe Drinking water Fee | \$6,653.98 |
| Manhole covers with locking lids | \$7,061.40 |
| Reconnect fee | \$475.00 |
| Return Check fee | \$279.98 |
| Late fee | \$104.86 |
| Loan | \$29,200.00 |
| Sub Total W/S User Fees | \$173,866.68 |
| Water Tap Fees | \$1,500.00 |
| Sewer Tap Fees | \$2,000.00 |
| Sub Total Tap Fees | \$3,500.00 |
| Total Revenue | \$177,366.68 |
| Expenses | |
| Office | \$9,683.66 |
| Repairs | \$10,008.63 |
| Utilities | \$15,854.85 |
| Laboratory Analysis | \$8,997.05 |
| Chemicals, Parts, Supplies | \$8,805.96 |
| Postage | \$1,872.16 |
| Gas | \$1,699.55 |
| Loans | \$7,994.11 |
| NBSC Loans | \$25,154.94 |
| Vech Lease | \$8,998.18 |
| Vech Maint | \$1,393.39 |
| Security Deposit Paid out | \$2,092.00 |
| Insurance | \$9,785.23 |
| Bank Charges | \$67.18 |
| Returned Checks | \$407.18 |
| Refunds | \$396.55 |
| Taxes Withheld | (\$8,821.89) |
| *940 | \$1,478.56 |
| *941 | \$11,084.44 |
| State Un-Employment | \$886.40 |
| State Tax Deposit | \$1,812.19 |
| Sales Tax | \$9.32 |
| IRS - 941 | \$145.33 |
| Taxes Prepared | \$1,275.00 |
| PSC Fees | \$253.32 |
| DHEC Fees | \$2,615.25 |
| Legal Fees | \$20,884.12 |
| License | \$22.55 |
| Salary | \$41,273.50 |
| Total Expenses | \$186,128.71 |

Note **Out Standing Debts: \$4,461.02 not included in this report

***All customers must comply with WPU regulation in regards to the cross connection program. All compliance will be at the owners' expense.**

The wastewater treatment facility has to be upgraded to handle the additional flow, with the existing maintenance needed. The Effluent pond needs to be lined due to ground dikes not built to specs, spray effluent pump had to be replaced costing approx \$42,000.00, 2 aerators had to be replaced already costing approx. \$26,000.00 each. The 2 larger aerators need to be upgraded. New security issues need to be addressed. The collection System maintenance cost had increased along with 12 grinder pumps being replaced @ \$760.00 each and 12 manholes installed @\$750.00 each, (There are a min of 53 more homes with faulty equipment and or not correctly installed). The majority of emergency calls are to the step systems that have been in place. The systems were not installed correctly resulting in higher maintenance cost. The step systems do not belong to the utility company. All relating maintenance cost should and shall be at the property owner's expense. Emergency calls for line breakage totals approx \$50,000.00. Therefore we are requesting the following:

Proposed rate schedule (Based on annual debt Sewer expenses per year \$177,890.00)

- 1- Set Sewer Rate for Residential; Sewer main 2 inch min. \$52.00 per month
- 2- Metered Sewer Rate for Residential; Sewer Main 2 inch min \$52.00 for 0-3000 gallons with \$3.80 per thousand over 3000 gallons
- 3- Set Sewer Rate for Commercial; \$52.00 (per SFE) per month sewer main 2-inch min
- 4- Metered Sewer Rate for Commercial; \$52.00 (per SFE) for 0-3000 with \$3.80 per thousand over 3,000 gallons. Min of 2-inch sewer main.
- 5- Sewer Tap Fee for Residential; 2 inch main min. \$2200.00 (force or gravity feed)
- 6- Sewer tap fee for Commercial; 2 inch main min. \$2800.00(force or gravity feed)
- 7- Sewer Tap Fees; Over 2 inch will be at cost.
- 8- Sewer Impact Fees; \$800.00 for all Residential and Commercial.
- 9- Sewer Step System; \$5500.00 approximate (Depending on cost of material) to be installed by WPU approved Contractor in accordance to our specification.
- 10- Sewer Step System; at cost to customer for all PRV maintenance, regular maintenance and or all emergency calls to each individual system.
- 11- Sewer Step System; all systems not installed in accordance to WPU regulation must comply and be brought up to date by each customer at their expense.(At

the time of required repairs or maintenance). Prior installations are not to be grand fathered in

- 12- Reconnection Fee; Rate of \$55.00 Shall be due prior to reconnection if service has been disconnected at the request of the customer or terminated for none payment.

Wyboo Plantation Utilities, Inc responsibility ends, at the force main service connection.

All Step Systems, are the sole responsibility of the property owners, which is to and must be maintained in accordance to Wyboo Plantation Utilities, Inc regulations. For all customers receiving sewage collection service through an approved solids interceptor tank, the following shall apply;

A. Pumping Charge

At such time as the Utility determines through its inspection that excessive solids have accumulated in the interceptor tank, the Utility will arrange for the pumping the and will include at cost (the going rate) plus administration cost (\$13.75) as separate item in the next regular billing to the customer.

B. Pump Repair or Pump Replacement

If a separate pump is required to transport the customer's sewage from solids interceptor tank to the Utilities Sewage collection system, The Utility will arrange to have this pump repaired or replaced as required and will include the cost of such repair or replacement and will be bill as a separate item in the next regular billing to the customer.

C. Electrical System

If all or any part of the electrical system to include floats, starters, lights, and etc. The Utility will arrange to have the system repaired and or replaced in accordance to the regulations and the electrical code. and will include the cost of such repair or replacement and will be bill as a separate item in the next regular billing to the customer.

D. Interceptor Tanks

Should any part of the interceptor tanks become in need of replacement and or repairs due to owners neglect and or by acts of mother nature, then said equipment shall be repaired and or replaced and will include the cost of such repair or replacement and will be bill as a separate item in the next regular billing to the customer. Other arrangements can be made through the contact of the Utility office.

Recurring charges will be billed monthly in arrears for Homeowners. Renter will be billed and collected in advance of service being provided

Tax Multiplier

Except as otherwise provided by contract approved by the South Carolina Public Service Commission, amounts paid or transferred to the Utility by customers, builders, developers or others, either in the form of cash or property, shall be increased by a cash payment in an amount equal to the income taxes owed on the cash or property transferred to the Utility by customers, builders, developers, or others and properly classified as a

contribution or advance in aid of construction in accordance with the Uniform System of Accounts. Included in this classification are water service and wastewater service connection charges and plant impact fees.

Extension of Utility Service Line and Mains

The Utility shall have no obligation at its expense to extend its utility service lines or mains in order to permit any customer to connect to its water or sewer system. However, anyone or any entity which is willing to pay all costs associated with extending an appropriately sized and constructed main or utility service line from his/her/its premises to any appropriate connection point, to pay the appropriate fees and charges set forth in this rate schedule, and comply with the guidelines and standards hereof, shall not be denied service, unless water supply or sewer capacity is unavailable or unless the South Carolina Department of Health and Environmental Control or other government entity has restricted the Utility from adding for any reason additional customers to the servicing water and sewer system. In no event will the Utility be required to construct additional water supply and or sewer capacity to serve any customer or entity without an agreement acceptable to the utility first having been reached for the payment of all costs associated with adding water supply and or sewer capacity to the affected water and or sewer system.

A SINGLE FAMILY EQUIVALENT (SFE) shall be determined by using the South Carolina Department of Environmental Control Guidelines for Unit Contributory Loadings for Domestic Wastewater Treatment facilities and will be the bases guidelines for the water service. Where applicable, such guidelines shall be used for determination of the appropriate monthly and tap fee.

The Utility is also requesting a change in collection procedures. All bills are considered late on the 10th day from the due date. A 10% late fee is needed to cover cost for collection. Cut off request for the 20th day from due date. All expenses associated with collection from the customers are to be paid by the customers. (to include all expenses for the required certified mailings for collection, attorney fees and court cost)

The Utility will, for the convenience of the owner, bill a tenant, However, all arrearages must be satisfied before service will be provided to a new tenant or before interrupted service will be restored, Failure to pay for services rendered to a tenant may result is service interruptions.

When, because of the method of water line installation utilized by the developer or owner, it is impractical to meter each unit separately, service will be provided through a single meter, and consumption of all units will be averaged; a bill will be calculated based on that average and result multiplied by the number of units served by a single meter.

Toxic and Pretreatment Effluent Guidelines

The Utility will not accept or treat any substance or material that has been defined by the United States Environmental Protection Agency (EPA) or the South Carolina Department

of Environmental Control (DHEC) as a toxic pollutant, hazardous waste, or hazardous substance, including pollutants falling within the provisions of 40 CFR 129.4 and 401.15. Additionally, pollutants or pollutant properties subject to 40 CFR 403.5 and 403.6 are to be processed according to the pretreatment standards applicable to such pollutants or pollutant properties, and such standards constitute the Utilities minimum pretreatment standards.

Any person or entity introducing any such prohibited or untreated materials into the Utilities sewer system may have service interrupted without notice until such discharges cease. And shall be liable to the Utility for all damages and cost, including reasonable attorneys fees, incurred by the Utility as a result thereof.

D-(4) Test Year Proposed to be used ***2004***

E-(5) Pro Forma operating Statement “See Attachment”

F-(6) Balance Sheet “See Attachment”

G-(7) Depreciation schedule by categories of plant or average service lives – The Utility Utilizes a composite depreciation rate of 1 ½ %, no depreciation schedule by Categories of plant or average service lives exists. The Utility will, of course, Make available to Commission Staff during its audit copies of the Company’s depreciation work papers.

H-(8) Number of present and expected customers in the next twelve months.
“See Attachment”

I-(9) Applicant, also submits that the proposed rate increase is necessary in order that it may provide reasonable and adequate service to its customers. The rates proposed are also necessary to comply with standards and regulations set forth by DHEC and other governmental agencies, which regulate the environmental aspects of Applicant’s business. Applicant further submits that the proposed rates are necessary to enable it to earn a reasonable return on its investment and to attract capital for future improvements. The Financial statements, the other documents submitted herewith, and the references to documents on file with the commission are offered to comply with the C0mmission Rules R.103-512.4 and R.103-712.4 and to provide information useful to the Commission in considering the reasonableness of the proposed rate schedule.

J-(10) Performance Bond in accordance with R.103-512.3 and or R.103-712-3.
“Are On File with the Commission”

K-(11)Current or updated service area map.
“Are On File with the Commission”

L-(12)Applicant further submits that given its substantial plant investment, and specifically the rate base reflected on the attached pro forma income and expense statement, “See attachments”

Wyboo Plantation Utilities, Inc.
Pro Forma Income & Expense Statement Applied to Test Year 2004

E-(5)

| Operating and Maintenance | | Base Data | |
|--|-----------------|---------------------------|---------------------|
| Cash in Bank Begining Balance | | Jan 01,2004 (\$16,756.21) | |
| Revenues | | Monthly | Yearly |
| Water User Fees | 363 Cust.*52.00 | \$18,876.00 | \$226,512.00 |
| Water User Fees Granada | 63 Cust.*52.00 | \$3,276.00 | \$39,312.00 |
| Water User Fees Cedar Hill | 48 Cust.*52.00 | \$2,496.00 | \$29,952.00 |
| Sewer User Fees | 200 Cust.*52.00 | \$10,400.00 | \$124,800.00 |
| Irrigation Fees | 100 Cust*25.00 | \$2,500.00 | \$30,000.00 |
| Water rate 2.71/1000 | | | \$16,390.08 |
| SC DHEC Safe Drinking water Fee | \$9,661.00 | | \$9,661.00 |
| SC DHEC NPDES Permit Fee | \$2,291.84 | | \$2,291.84 |
| Manhole covers with locking lids | \$3,550.00 | | \$3,550.00 |
| Reconnect fee | 475.00 | | \$475.00 |
| Return Check fee | 279.98 | | \$279.98 |
| Late fee | 104.86 | | \$104.86 |
| Water Tap Fees | 10 Cust*750.00s | | \$7,500.00 |
| Sewer Tap Fees | 10 Cust*2200.00 | | \$22,000.00 |
| Total Revenue | | \$37,548.00 | \$512,828.76 |
| Expenses | | negative vale | |
| Office | | | \$9,683.66 |
| Repairs | | | \$10,008.63 |
| Utilities | | | \$15,854.85 |
| Laboratory Analysis | | | \$8,997.05 |
| Chemicals, Parts, Supplies | | | \$8,805.96 |
| Postage | | | \$1,872.16 |
| Gas | projected | | \$4,000.00 |
| Phase 1 Water upgrade 1,530889.00/15y | new const | | \$157,608.00 |
| Phase 1 Sewer upgrade \$478,245.00/15y | new const | | \$49,104.00 |
| Vech Lease | | | \$8,998.18 |
| Vech Maint | | | \$1,393.39 |
| Security Deposit Paid out | | | \$2,092.00 |
| Insurance | | | \$9,785.23 |
| Bank Charges | | | \$67.18 |
| Returned Checks | | | \$407.18 |
| Refunds | | | \$396.55 |
| Taxes Withheld | | (\$8,821.89) | |
| State Un-Employment | | | \$886.40 |
| State Tax Deposit | | | \$1,812.19 |
| Sales Tax | | | \$9.32 |
| Taxes Prepared | | | \$1,275.00 |
| PSC Fees | | | \$253.32 |
| DHEC Fees | | | \$9,661.00 |
| Legal Fees | | | \$5,000.00 |
| License | | | \$22.55 |
| Salary * including new hires | | | \$212,000.00 |
| Total Expenses | | (\$8,821.89) | \$519,993.80 |
| Income minus negative minus expenses Total | | | \$1,656.85 |

Note **Out Standing Debts: \$4,461.02 not included in this report, have been sent for collections.

~~CONFIDENTIAL~~JOYNER TAX SERVICE
507 BROAD STREET
SUMTER, SC 29150
(803) 773-1515FAY
494-5910

WYBOO PLANTATION UTILITIES, INC

BALANCE SHEET
December 31, 2003~~CONFIDENTIAL~~

| ASSETS | | |
|--|----------|------------|
| CURRENT ASSETS: | | |
| Cash in Bank | | |
| Total Current Assets | \$ 5,148 | \$ 5,148 |
| FIXED ASSETS: | | |
| Equipment at cost | 196,204 | |
| Accumulated Depreciation | -29,109 | |
| Land | 60,000 | |
| Total Fixed Assets | | 227,095 |
| OTHER ASSETS: | | |
| Total Other Assets | | 0 |
| TOTAL ASSETS | | \$ 232,243 |
| LIABILITIES | | |
| CURRENT LIABILITIES: | | |
| Accounts Payable | \$ 800 | |
| Loans Payable | 90,628 | |
| Total Current Liabilities | | \$ 91,428 |
| LONG TERM LIABILITIES: | | |
| Mortgage Payable | 90,712 | |
| Total Long Term Liabilities | | 90,712 |
| TOTAL LIABILITIES | | 182,140 |
| EQUITY | | |
| Common Stock | 1,000 | |
| Retained Earnings | 9,323 | |
| Year to Date Earnings | 39,780 | |
| Total Equity | | 50,103 |
| TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY | | \$ 232,243 |

~~CONFIDENTIAL~~~~CONFIDENTIAL~~

F-(6)

Wyboo Plantation Utilities, Inc.

H-(8)

Number of Present and Expected Customers in the next Twelve Months

Total Number of Potential Lots by Each Subdivision

12 June 2004 Saturday

| Subdivision | Lots Left in sections | Section | # Houses Living | # Under Construction | # Taps sold Not Active |
|--|-------------------------------|-----------|--------------------|-------------------------|---------------------------|
| Wyboo Plantation Subdivision: | | | | | |
| <u>Total Lots When Completed</u> *541 | | 0 HOA - | 1 | | |
| | 102 / 43 | Block A | 55 | 4 | 2 |
| | 38 / 26 | Block B | 10 | 2 | 3 |
| | 48 / 23 | Block C | 25 | 0 | 2 |
| | 62 / 24 | Block D | 35 | 3 | 3 |
| | 10 / - | Block E | 10 | 0 | 0 |
| | 27 / 7 | Block F | 20 | 0 | 1 |
| | 21 / 18 | Block Fex | 3 | 0 | 2 |
| | 10 / *4 | Block G | 6 | 0 | |
| | 5 / - | Block H | 4 | 1 | 0 |
| | 28 / 14 | Block I | 13 | 1 | 3 |
| | 27 / 4 | Block J | 22 | 1 | 2 |
| | 11 / *8 | Block K | 3 | 0 | 3 |
| | 37 / 33 | Block L | 4 | 0 | 3 |
| | 41 / 37 | Block M | 3 | 1 | 3 |
| | 37 / 29 | Block N | 6 | 2 | 2 |
| | 32 / 7 | Block NL | 24 | 1 | 2 |
| Deer Creek Plantation : | | | | | |
| <u>Total Lots When Completed</u> *56 | | 56 / 42 | 12 | 2 | |
| Club Way Commons : | | | | | |
| <u>Total Lots When Completed</u> *32 | | 32 / | 6 | 3 | |
| White Oak Landing : | | | | | |
| <u>Total Lots When Completed</u> *16 | | 16 / 5 | 3 | 2 | |
| Creekside Subdivision : | | | | | |
| <u>Total Lots When Completed</u> *25 | | 25 / 25 | 0 | 0 | |
| White Oak Point : | | | | | |
| <u>Total Lots When Completed</u> *34 | | 34 / 6 | 24 | 4 | |
| Platers Course Drive | | | | | |
| Plantation Resturant: | total seats | 208 | 1 | 0 | 0 |
| Century 21 Sales Office: | 3 rooms , 2 baths | | 1 | 0 | 0 |
| Villas @ Wyboo: | 12 villas | | 12 | 0 | 0 |
| | 1 House, laundry room, 1 pool | | 1 | 0 | 0 |
| Wyboo Golf Club | 1 Pro Shop | | 1 | 0 | 0 |
| Totals | | | 305 | 27 | 31 |
| Grand Totals | | | | | 363 |

Wyboo Plantation Utilities: Cedar Hill MHP

Total Lots When Completed ***48** Serving 48

Wyboo Plantation Utilities: Granada Subdivision

Total Lots When Completed ***63** Serving 63

Wyboo Plantation Utilities, Inc.
Water Supply , Storage & Distribution Sys nts (Phase 1)
Construction, Engineering & Project Cost Estimates

L-(12) - 1

| S | | | |
|---|-----------------------|-------------|--------------|
| Item | # of Units | Cost / Unit | Cost |
| 500,000 Gallon Elevated Tank | 1 LS | 600,000.00 | 6,000,000.00 |
| Alitute Valve & Vault complete | 1 LS | 52,000.00 | 52,000.00 |
| Radio Telemetry System & | 1 LS | 75,000.00 | 75,000.00 |
| Modification to Existing Hydro- pneumatic Control System | | | |
| F.H. Complete | 30 each | 2,000.00 ea | 60,000.00 |
| 6 " G.V. w/box | 15 each | 480.00 ea | 7,200.00 |
| New 1 " Service Taps & Laterals | 170 each | 400.00 ea | 68,000.00 |
| Water Meter & Box (electronic complete) | 475 each | 700.00 ea | 332,500.00 |
| Miscellaneous Yard Piping (Tank & Well Sites) | 1 LS | 25,000.00 | 25,000.00 |
| Electrical (Tank & Well Sites) | 1 LS | 30,000.00 | 30,000.00 |
| Total Constr.Cost | | | 1,249,700.00 |
| | | | |
| Engineering: | | | |
| Plemiminary Engineering & Investigations | | | 20,000.00 |
| Design,Permitting & Contract Adm. | (85%) of Construction | | 106,225.00 |
| Resident Inspection: Full Time (6%) | of Construction | | 87,479.00 |
| Geotechnical | | | 5,000.00 |
| | | | |
| Contingencies (5%) of Construction | | | 62,485.00 |
| | | | |
| Total Project Cost (Water System Improvements - Phase 1) | | | 1,530,889.00 |

Wyboo Plantation Utilities, Inc.

Wastewater Collection, Transport & Treatment System Improvements (Phase)1

L-(12) -2

| Item | # of Units | Cost / Unit | Cost |
|---|-------------------|--------------------|-------------------|
| Pump Stations | 2 Ea. | 75,0000/EA | \$150,000.00 |
| 4 " Force Main re-routing | 3,000 Lf | \$ 8.50/Lf | \$25,500.00 |
| 8 " Gravity Sewer | 2,000 Lf | \$ 27.00/Lf | \$67,500.00 |
| 4 ' Dia. Manhole (0-6") | 6 Ea. | \$ 2,500 Ea. | \$15,000.00 |
| WWTP aerator replacements (5 hp) | 2 Ea. | \$ 10,000/ | \$20,000.00 |
| WWTP aerator replacements (2 hp) | 2 Ea. | \$ 5,000 / | \$10,000.00 |
| Refurbish existing 20 hp spray Irrigation pump | 1 Ls | \$ 30,000/ | \$30,000.00 |
| WWTP Utility & Maintenance Building | 1 Ls | \$ 15000/ | \$15,000.00 |
| Total Construction Cost for Wastewater System Improvements | | | \$427,400.00 |
| | | | |
| Engineering | | | |
| Preliminary Engineering & Investigations | | | \$20,000.00 |
| Design, Permitting and Contract Admi. (12.5%) of co | | | \$41,625.00 |
| Resident Inspection; Full Time (9%) of Construction | | | \$29,970.00 |
| Geotechnical | | | \$5,000.00 |
| Easements | | | \$17,000.00 |
| | | | |
| Land Acquisition (pump Station Sites) | | | \$15,000.00 |
| | | | |
| Contingencies (5%) of Construction | | | \$16,650.00 |
| | | | |
| Total Project Cost Wastewater System Improvements- phase 1 | | | 478,245.00 |

Wyboo Plantation Utilities, Inc.

Water and Wastewater Treatment System Improvements (Phase)1 Summary

L-(12)

Debt Service on Capital Improvements:

The interest rate and terms assumed for this evaluation is 4.75% for 15 years, which is the anticipated cost of capital available to a private utility as suggested by commercial lenders. The annual debt service is based on a total capital improvement project cost of \$1,530,889 for the water supply system and \$478,245 for the wastewater system, as follows:

Water System Improvements (Phase 1)

Monthly Debt Service= $(.00778) \times \$1,530,889 = \$11,940/\text{mth}$

Yearly Debt Service = $12 \times \$11,940 = \$143,280/\text{Yr}$

Wastewater Systems Improvements (Phase 1)

Monthly Debt Service= $(.00778 \times \$478,245) = \$3,720/\text{mth}$

Yearly Debt Service = $12 \times \$3,720 = \$44,640/\text{Yr}$

Capital Reserve:

A reserve of 10 % of the annual debt service is included in the annual cost of the improvements. See table 3a for summary of projected finances.

Table 3 a

Water Supply System

| Improvements Cost | Annual O & M (\$/Yr) | Improvements Annual Debt Service (\$/ Yr) | Debt Reserve (\$ / Yr) | Total Annual Cost (\$ /Yr) |
|----------------------|--------------------------|---|-----------------------------|------------------------------------|
| \$1,530,889 | \$128,651 | 143,280.00 | \$14,328.00 | \$286,259 |

Wastewater System

| Improvements Cost | Annual O & M (\$/Yr) | Improvements Annual Debt Service (\$/ Yr) | Debt Reserve (\$ / Yr) | Total Annual Cost (\$ /Yr) |
|----------------------|--------------------------|---|-----------------------------|------------------------------------|
| \$478,245 | \$128,651 | 44,640.00 | \$4,464.00 | \$177,890 |

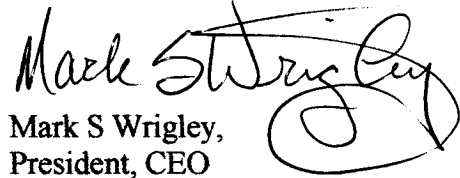
M-(13) Operating Permit issued by DHEC for Water Treatment and Wastewater Operations. "See Attachments"

N-(14) Customer bill form. "See Attachment"

O-(15) All PSC reports are on file with the Commission in accordance with R.103-512.1 and R.103-712.1

P-(16) WHEREFORE, having fully set forth its Application, Wyboo Plantation Utilities, Inc. prays that the Commission approve the rates proposed , as well as all other information included in this package and grant to Applicant such other and further relief as the Commission may deem just and proper.

Respectfully submitted,


Mark S Wrigley,
President, CEO

STATE OF SOUTH CAROLINA

Public Water System OPERATING PERMIT

Issued in accordance with the provisions of the State Safe Drinking Water Act (SDWA) (S.C. Code Ann. §§ 44-55-10 et seq., 1976) and the State Primary Drinking Water Regulations (SPDWR) (R.61-58).

This Permit is Issued to: *Wyboo Plantation Utilities, Inc.*

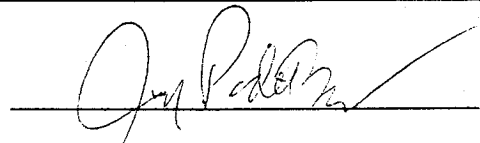
For the Operation of a Public Water System Serving: *Wyboo Plantation*

County: *Clarendon*

Public Water System Name: *Wyboo Plantation Ltd*

Permit Number: *1450010*

Date of Issuance: *January 30, 2004*



Jeffrey P. deBessonnet, P.E., Director
Water Facilities Permitting Division



I. DESCRIPTION OF WATER SYSTEM

A. System Type: *Community*

B. Distribution System Classification: *Group II, Distribution Operator Grade "D", or as otherwise designated by the South Carolina Department of Labor, Licensing, and Regulation, Environmental Certification Board*

C. Maximum Number of Allowable Taps: 299 **** NO ELEVATED STORAGE

D. Reliable System Capacity: 387,360 gallons per day based on the largest well out of service and the remaining wells pumping 24 hours per day

E. Surface Water Treatment Facilities: *None*

F. Groundwater Sources/Treatment Facilities:

| Plant Name | Plant ID | Total Capacity (mgd) | Treatments Applied |
|------------|----------|-------------------------|--------------------|
|------------|----------|-------------------------|--------------------|

| | | | |
|---------|--------|--------|------------------------|
| PLANT 1 | B14007 | 0.3388 | HYPOCHLORINATION, POST |
| PLANT 2 | B14008 | 0.0979 | HYPOCHLORINATION, POST |

Treatment Facility Classification: *Group I, Treatment Operator Grade "E", or as otherwise designated by the South Carolina Department of Labor, Licensing, and Regulation, Environmental Certification Board*

| Well Name | Latitude/Longitude | Well ID | Yield (gpm) | Capacity (gpd) | Treatments |
|-----------|--------------------|---------|----------------|-------------------|------------|
|-----------|--------------------|---------|----------------|-------------------|------------|

| | | | | | |
|-----------|------------------------------------|--------|-----|--------|----------------------------|
| WELL #4 | Lat 33.58465° Lon 80.21521° | G14259 | 162 | 155520 | TREATMENT APPLIED AT PLANT |
| NEAR WWTP | Lat 33.584734° Lon 80.2163656° | G14248 | 110 | 105600 | HYPOCHLORINATION, POST |
| WELL ONE | Lat 33.5846887° Lon 80.2163297° | G14196 | 94 | 90240 | HYPOCHLORINATION, POST |
| WELL TWO | Lat 33.5849136° Lon 80.2173157° | G14197 | 65 | 62400 | HYPOCHLORINATION, POST |

G. Master Meter Connections: *None*

H. Emergency Sources of Water: *None*

I. Distribution Treatment Facilities: *N/A*

J. Storage Capacity:

| Type of Storage | Total Capacity |
|-----------------------------|----------------|
| Elevated (million gallons) | 0 |
| Ground (million gallons) | 0 |
| Pressure (thousand gallons) | 15 |

STATE OF SOUTH CAROLINA

Public Water System OPERATING PERMIT

Issued in accordance with the provisions of the State Safe Drinking Water Act (SDWA) (S.C. Code Ann. § 44-55-10 et seq., 1976) and the State Primary Drinking Water Regulations (SPDWR) (R.61-58).

This Permit is Issued to: *WYBOO PLANTATION UTILITIES, INC*

For the Operation of a Public Water System Serving: *CEDAR HILL MHP*

County: *Sumter*

Public Water System Name: *CEDAR HILL MHP*

Permit Number: *4360010*

Date of Issuance:

DRAFT

Jeffrey P. deBessonnet, P.E., Director
Water Facilities Permitting Division



South Carolina Department of Health
and Environmental Control

I. DESCRIPTION OF WATER SYSTEM

A. System Type: *Community*

B. Distribution System Classification: *Group II, Distribution Operator Grade "D", or as otherwise designated by the South Carolina Department of Labor, Licensing, and Regulation, Environmental Certification Board*

C. Maximum Number of Allowable Taps: *13 based on available well yield and storage; see Part II.B*

D. Reliable System Capacity: *43200 gallons per day*

E. Surface Water Treatment Facilities: *None*

F. Groundwater Sources/Treatment Facilities:

| Well Name | Latitude/Longitude | Well ID | Yield (gpm) | Capacity (gpd) | Treatments |
|-----------|------------------------------------|---------|-------------|----------------|-------------------------------|
| WELL TWO | Lat 33.9614768° Lon 80.462473° | G43190 | 45 | 43200 | NO TREATMENT / NOT APPLICABLE |
| WELL ONE | Lat 33.9611419° Lon 80.4627126° | G43191 | 0 | Out of Service | NO TRTMNT / NOT APPLICABLE |

G. Master Meter Connections: *None*

H. Emergency Sources of Water: *None*

I. Distribution Treatment Facilities: *N/A*

J. Storage Capacity:

| Type of Storage | Total Capacity |
|-----------------------------|----------------|
| Elevated (million gallons) | 0 |
| Ground (million gallons) | 0 |
| Pressure (thousand gallons) | 0.52 |

STATE OF SOUTH CAROLINA

**Public Water System
OPERATING PERMIT**

Issued in accordance with the provisions of the State Safe Drinking Water Act (SDWA) (S.C. Code Ann. § 44-55-10 et seq., 1976) and the State Primary Drinking Water Regulations (SPDWR) (R.61-58).

This Permit is Issued to: *WYBOO PLANTATION UTILITIES, INC*

For the Operation of a Public Water System Serving: *GRANADA SUBDIVISION*

County: *Sumter*

Public Water System Name: *GRANADA SUBDIVISION*

Permit Number: *4350008*

Date of Issuance:

DRAFT

Jeffrey P. deBessonnet, P.E., Director
Water Facilities Permitting Division



South Carolina Department of Health
and Environmental Control

M-(13)-36

PUBLIC WATER SYSTEM OPERATING PERMIT: 4350008

I. DESCRIPTION OF WATER SYSTEM**A. System Type:** *Community***B. Distribution System Classification:** *Group II, Distribution Operator Grade "D", or as otherwise designated by the South Carolina Department of Labor, Licensing, and Regulation, Environmental Certification Board***C. Maximum Number of Allowable Taps:** *81 based on design well yield and available storage; see Part II.B***D. Reliable System Capacity:** *122400 gallons per day***E. Surface Water Treatment Facilities:** *None***F. Groundwater Sources/Treatment Facilities:**

| Well Name | Latitude/Longitude | Well ID | Yield (gpm) | Capacity (gpd) | Treatments |
|----------------------------------|------------------------------------|---------|-------------|----------------|--------------|
| WELL ONE (NEAR GATE) | Lat 33.9312328° Lon 80.4519009° | G43172 | 85 | 81600 | NO TREATMENT |
| WELL TWO (NEAR TANK HOUSE) | Lat 33.9311677° Lon 80.4519729° | G43173 | 85 | 81600 | NO TREATMENT |

G. Master Meter Connections: *None***H. Emergency Sources of Water:** *None***I. Distribution Treatment Facilities:** *N/A***J. Storage Capacity:**

| Type of Storage | Total Capacity |
|-----------------------------|----------------|
| Elevated (million gallons) | 0 |
| Ground (million gallons) | 0 |
| Pressure (thousand gallons) | 0.5 |

Land Application Discharge PERMIT

This State Permit Certifies That

**WYBOO PLANTATION
PHASE-II**

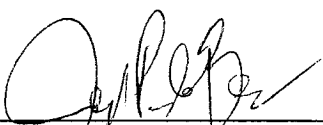
has been granted permission to discharge treated wastewater from a facility located at

***approx. 3,300 feet west of S.C. Hwy. #260
Wyboo Plantation golf course in
Clarendon County***

to property located at

129 acre golf course by spray irrigation

in accordance with effluent limitations, monitoring requirements and other conditions set forth in Parts I, II, and III hereof. This permit is issued in accordance with the provisions of the Pollution Control Act of South Carolina (S.C. Code Sections 48-1-10 *et seq.*, 1976), and State Regulation 61-9.


Jeffrey P. deBessonet, P.E., Director
Water Facilities Permitting Division
Bureau of Water

Issued: October 17, 2000

Expires: September 30, 2010

Effective: December 1, 2000

Permit No.: ND0072427

PART I

A. EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS

- During the period beginning on the effective date of this permit and lasting through the expiration date. Such discharge shall be limited and monitored by the permittee as specified below:

| EFFLUENT CHARACTERISTICS | DISCHARGE LIMITATIONS | | | | | MONITORING REQUIREMENTS | | |
|---|-----------------------|----------------|-------------------------------|----------------|---------------|-------------------------|-------------------|--------------|
| | Pounds per Day | | Other Units | | | Measurement Frequency | Sample Type | Sample Point |
| | Monthly Average | Weekly Average | Monthly Average | Weekly Average | Daily Maximum | | | |
| Flow | --- | --- | 0.184 MGD | 0.184 MGD | --- | Daily | Continuous | Effluent |
| Biochemical Oxygen Demand - 5 Day (BOD ₅) | 69.1 | 99.7 | 45 mg/l | 65 mg/l | --- | 2/Month | 24 Hour Composite | Effluent |
| Total Suspended Solids (TSS) | 138.1 | 207.2 | 90 mg/l | 135 mg/l | --- | 2/Month | 24 Hour Composite | Effluent |
| Total Nitrate (N) | --- | --- | MR mg/l | MR mg/l | --- | 2/month | 24 Hour Composite | Effluent |
| Fecal Coliform | --- | --- | 200/100 ml | --- | 400/100 ml | 2/Month | Grab | Effluent |
| Dissolved Oxygen (DO) | --- | --- | 1.0 mg/l Minimum at all times | | | Daily | Grab | Effluent |
| pH | --- | --- | 6.0 - 8.5 Standard Units | | | Daily | Grab | Effluent |

M-(13)-46

Wyboo Plantation Utilities, Inc.

19 Broad Street
P.O. BOX 2099
Sumter, SC 29151

Current

N - (14) - 1

Invoice

| Date | Invoice # |
|------------|-----------|
| 12/31/2004 | 2629 |

Bill To

Bill Jones
Anywhere, USA

| Due Date | Account # |
|------------|-----------|
| 12/31/2004 | |

| Item | Description | Rate | Quantity | Amount |
|------------------------------|----------------------------|-------|--------------------|----------------|
| Water Service | Water Service for December | 18.00 | | 18.00 |
| SC DHEC Fee | Safe Drinking Water | 2.38 | | 2.38 |
| Sewer | Sewer for December | 20.00 | | 20.00 |
| Thank you for your business. | | | Balance Due | \$40.38 |

A 1.5% Fee will be added on the 15th day to the unpaid balance, Cut Off after 20 days from due date. Once water has been discontinued, a Re-Connect fee will apply. Failure to receive monthly invoices, does not relieve you of your obligations.

Office Hours are Mon-Friday/ 10:00 am till 2:00 pm and closed on all Holidays Phone 803-774-2010 Fax 774-2012

N - (14) - 2

WATER WORKS DEPT.
P.O. BOX 546 MANNING, SC 29102

| PT | CY | RT | FOLIO | ACCOUNT | SERVICE DAYS | | | DAYS |
|----|----|----|-------|---------|--------------|----|----|------|
| | | | | | FROM | TO | | |
| 01 | 00 | 11 | 0020 | 003276 | 07 | 19 | 08 | 32 |

ST 2

| PRIOR CURRENT | METER READING | USAGE | TYPE OF SERVICE | AMOUNT |
|------------------------------------|------------------|-----------|-----------------|--------|
| ALCOLO WATER SYSTEM CUSTOMERS MAY | | | | |
| DIRECT ALL INQUIRIES TO CITY HALL, | | | | |
| 411 N. BROOKS ST., MANNING. | | | | |
| NO | | | | |
| 15585 | | 1060 | WATER CO | 48.00 |
| 15691 | | | | |
| | | | SEWER DO | 52.00 |
| | | | TOTAL | 100.00 |
| DUE DATE | | PAST DUE | | |
| 09/10/2002 | | TOTAL DUE | | 00 |

RETURN SERVICE REQUESTED

**RETURN THIS STUB
WITH PAYMENT**

ACCOUNT NUMBER DUE DATE

01-003276 09/01/2002

ADD PENALTY AFTER 09/11/2002

PAY THIS AMOUNT
BY DUE DATE

| | |
|-------|-------|
| 59.40 | 64.80 |
|-------|-------|

JANE Dowe

PO Box 000

MANNING SC 29102

Front

Back

PLEASE ENCLOSE
THIS STUB WHEN
PAYING BY MAIL

CUT OFF DATE 5 DAYS AFTER 20TH.
LATE FEE IF NOT RECEIVED
IN OFFICE BY 10TH

FAILURE TO RECEIVE BILL DOES NOT ENTITLE
CUSTOMER TO PAY WITHOUT PENALTY.

RETURNED CHECKS RESULT IN IMMEDIATE
TERMINATION OF WATER SERVICE.

RATES AVAILABLE AT *Sumter office*

RETURN TO:
Wibbaw Plantation Utilities
UTILITY DEPT. - P.O. BOX 2099
Sumter, SC 29151

NO SECOND NOTICE WILL BE SENT

This will be used as meters are installed.